PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10624 PG 626

W & I Ref: (sk) Title No: 39162
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Larry G. Cramer Jane Ewing Cramer 3722 Central Ave Nashville, TN 37216	Southeastern Mortgage of TN, Inc. 565 Marriott Dr. Ste-250 Nashville, TN 37210

TAX MAP-PARCEL NUMBERS: 104-09-22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 345,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna S. Sternheimer, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Larry G. Cramer and spouse, Jane Ewing Cramer,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 228 and the westerly one-half of Lot 229 on the Plan of Richland Realty Company's Second Subdivision, Division "B" as of record in Book 332, Page 92, Register's Office for said County.

SAID Lot No. 228 and the westerly one-half of Lot No. 229 front together 75 feet on the northerly side of Central Avenue, and run back between parallel lines, 200 feet to an alley.

BEING the same property conveyed to Harry Sternheimer and wife, Anna S. Sternheimer by deed from Charles R. Womack, Jr., unmarried of record in Book 2812, Page 119, Register's Office for said County. The said Harry Sternheimer has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 3722 Central Ave, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of September, 1997.

Anna S. Sternheimer

Anna S. Sternheimer

BK/PG 10624-627

State of Tennessee
County of Davidson

On this 26th day of September, 1997, before me the undersigned authority, personally appeared **Anna S. Sternheimer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200-

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 345000.00

Affiant

Sworn and subscribed before me on the 26th day of September, 1997.

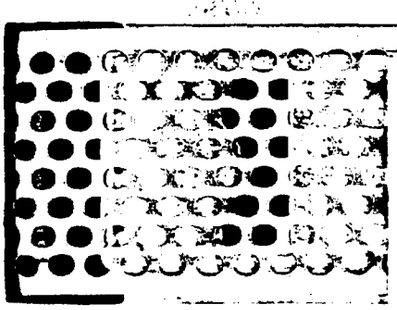
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200-

My Commission Expires: _____ Notary Public

0353196
IDENTIF. & REFERENCE

97 SEP 29 PM 12:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3637 09/29 0101 03CHECK 1285-50



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

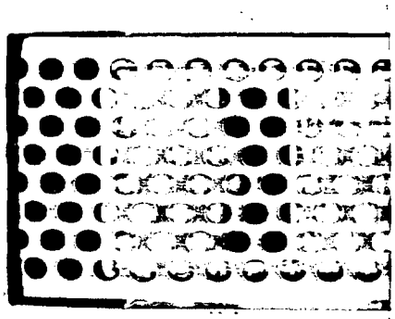
FOR _____

BOOK 10624 PG 628

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
345000.00
CON TX 1276.50
PRFEE 1.00
WDEED 8.00
TOTAL 1285.50
CHECK 1285.50
09/29/97 01 12:32 0001 3637



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0353196
IDENTIF. ↑ REFERENCE

97 SEP 29 PM 12:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1203005